



FOR SALE



SUMMARY

Price Per Lot: \$45,000/Lot
Total Acreage: 13.26 Acres
Zoning: A-1 (Farm - Residential District)

PROPERTY HIGHLIGHTS

- Four (4) residential lots
- Expansive lots (over 3 acres each) ideal for custom-built homes
- Private paved road
- North of downtown Gregory in Unadilla Township
- Livingston County
- Stockbridge school district
- High-speed fiber optics available
- Close proximity to Howell, Brighton, Chelsea, Pinckney, and Ann Arbor

Building relationships.

208 East Washington Street Ann Arbor, MI 48104

734.663.0501

Charlie Koenn

734.926.0230

CKOENN@SWISHERCOMMERCIAL.COM

SWISHERCOMMERCIAL.COM



PROPERTY DESCRIPTION

Discover the perfect opportunity to build your dream home in a serene, rural setting. These 4 residential lots are situated on a private paved road located just north of downtown Gregory in Unadilla Township, Livingston County, offer country living at its finest. Each lot is spacious, with beautiful surroundings. Stockbridge school district.

Available Lots:

- Lot 1: 3.23 acres/Parcel #13-15-100-011 - PENDING
- Lot 2: 3.23 acres/Parcel #13-15-100-012 -SOLD
- Lot 4: 3.23 acres/Parcel #13-15-100-014 - SOLD
- Lot 6: 3.57 acres/Parcel #13-15-100-016 - SOLD

Pricing:

- \$45,000 per lot

Key Features:

- Expansive lots, ideal for custom-built homes
- Paved road access for easy commuting and travel
- High-speed fiber optics available for modern connectivity needs
- Beautiful rural surroundings with nearby amenities

Location Highlights:

- Situated in Unadilla Township, part of Livingston County
- Just north of downtown Gregory
- Close proximity to several major towns and cities, including Howell, Brighton, Chelsea, Pinckney, and Ann Arbor
- Enjoy the peace and quiet of country living, with convenient access to urban amenities

Build your dream home on these spacious lots and enjoy the best of rural life while staying connected with modern amenities. Contact us today for more information or to schedule a visit!

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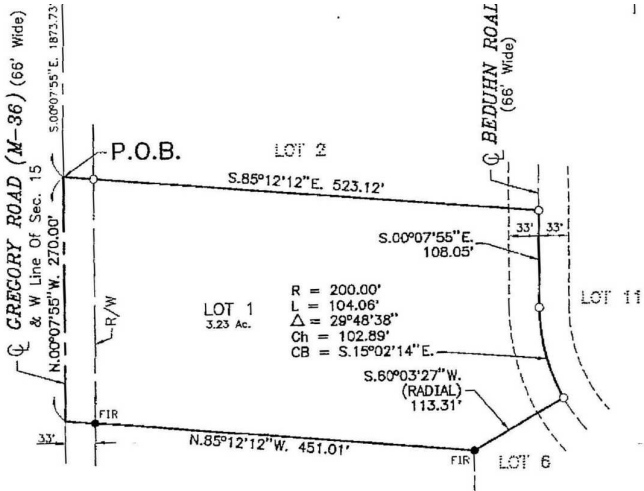
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Residential Lots for Sale - Prime Country Living

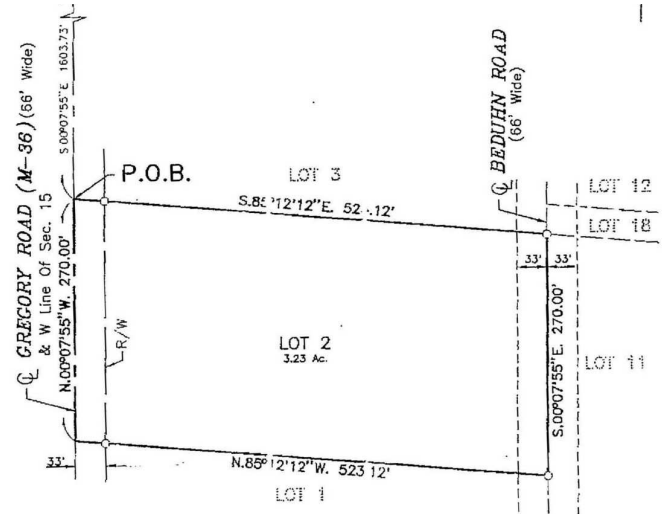
GREGORY RIDGE RD, GREGORY, MI 48137



LEGAL DESCRIPTION LOT 1

A Part Of The Northwest Quarter Of Section 15, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan More Particularly Described As Follows:

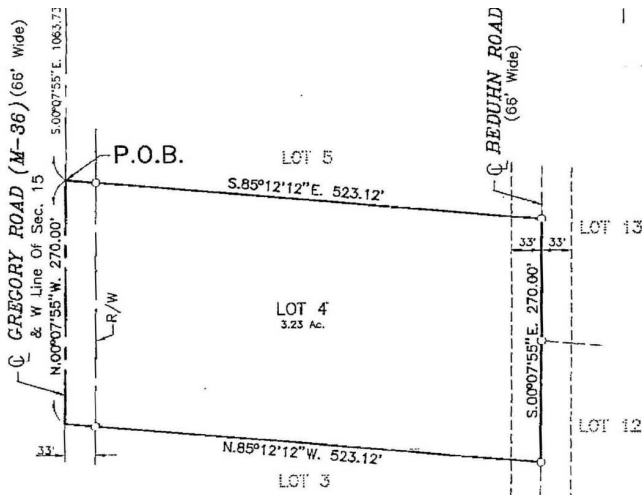
Commencing At The Northwest Corner Of Said Section 15; Thence South $00^\circ 07' 55''$ East 1873.73 Feet Along The West Line Of Said Section 15, Also Being The Centerline Of Gregory Road (66' Wide) To The Point Of Beginning; Thence South $85^\circ 12' 12''$ East 523.12 Feet To The Centerline Of A Private Road (66' Wide); Thence Along Said Centerline The Following Two (2) Courses:
 1.) South $00^\circ 07' 55''$ East 108.05 Feet;
 2.) Southeasterly Along The Arc Of A Curve To The Left Having A Radius Of 200.00 Feet, An Arc Length Of 104.06 Feet, A Central Angle Of $29^\circ 48' 38''$, And A Chord Bearing South $15^\circ 02' 14''$ East 102.89 Feet;
 Thence South $60^\circ 03' 27''$ West 113.31 Feet;
 Thence North $85^\circ 12' 12''$ West 451.01 Feet To The Centerline Of Said Gregory Road;
 Thence North $00^\circ 07' 55''$ West 270.00 Feet Along Said Centerline To The Point Of Beginning, Containing 3.23 Acres, More Or Less. Subject To All Legal Highways, Easements, A 66 Foot Wide Private Roadway Easement, Commonly Known As Beduhn Road And Restrictions Of Record, If Any.



LEGAL DESCRIPTION LOT 2

A Part Of The Northwest Quarter Of Section 15, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan More Particularly Described As Follows:

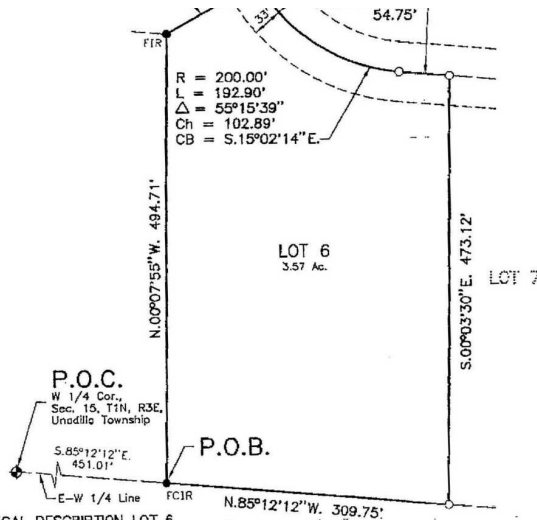
Commencing At The Northwest Corner Of Said Section 15; Thence South $00^\circ 07' 55''$ East 1603.73 Feet Along The West Line Of Said Section 15, Also Being The Centerline Of Gregory Road (66' Wide) To The Point Of Beginning; Thence South $85^\circ 12' 12''$ East 523.12 Feet To The Centerline Of A Private Road (66' Wide); Thence Along Said Centerline South $00^\circ 07' 55''$ East 270.00 Feet;
 Thence North $85^\circ 12' 12''$ West 523.12 Feet To The Centerline Of Said Gregory Road;
 Thence North $00^\circ 07' 55''$ West 270.00 Feet Along Said Centerline To The Point Of Beginning, Containing 3.23 Acres, More Or Less. Subject To All Legal Highways, Easements, A 66 Foot Wide Private Roadway Easement, Commonly Known As Beduhn Road And Restrictions Of Record, If Any.



LEGAL DESCRIPTION LOT 4

A Part Of The Northwest Quarter Of Section 15, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan More Particularly Described As Follows:

Commencing At The Northwest Corner Of Said Section 15; Thence South $00^\circ 07' 55''$ East 1063.73 Feet Along The West Line Of Said Section 15, Also Being The Centerline Of Gregory Road (66' Wide) To The Point Of Beginning; Thence South $85^\circ 12' 12''$ East 523.12 Feet To The Centerline Of A Private Road (66' Wide); Thence Along Said Centerline South $00^\circ 07' 55''$ East 270.00 Feet;
 Thence North $85^\circ 12' 12''$ West 523.12 Feet To The Centerline Of Said Gregory Road;
 Thence North $00^\circ 07' 55''$ West 270.00 Feet Along Said Centerline To The Point Of Beginning, Containing 3.23 Acres, More Or Less. Subject To All Legal Highways, Easements, A 66 Foot Wide Private Roadway Easement, Commonly Known As Beduhn Road And Restrictions Of Record, If Any.



LEGAL DESCRIPTION LOT 6

A Part Of The Northwest Quarter Of Section 15, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan More Particularly Described As Follows:

Commencing At The West Corner Of Said Section 15; Thence South $85^\circ 12' 12''$ East 451.01 Feet Along The East-West 1/4 Line Of Said Section 15, To The Point Of Beginning;
 Thence North $00^\circ 07' 55''$ West 494.71 Feet;
 Thence North $60^\circ 03' 27''$ East 113.31 Feet To The Centerline Of A Private Road (66' Wide);
 Thence Along Said Centerline The Following Two (2) Courses:
 1.) Southeasterly Along The Arc Of A Curve To The Left Having A Radius Of 200.00 Feet, An Arc Length Of 192.90 Feet, A Central Angle Of $55^\circ 15' 39''$, And A Chord Bearing South $15^\circ 02' 14''$ East 102.89 Feet;
 2.) Thence South $85^\circ 12' 12''$ East 473.12 Feet;
 Thence South $00^\circ 03' 30''$ East 473.12 Feet To Said East-West 1/4 Line;
 Thence North $85^\circ 12' 12''$ West 309.75 Feet Along Said East-West 1/4 Line To The Point Of Beginning, Containing 3.57 Acres, More Or Less. Subject To All Legal Highways, Easements, A 66 Foot Wide Private Roadway Easement, Commonly Known As Beduhn Road And Restrictions Of Record, If Any.

Building relationships.

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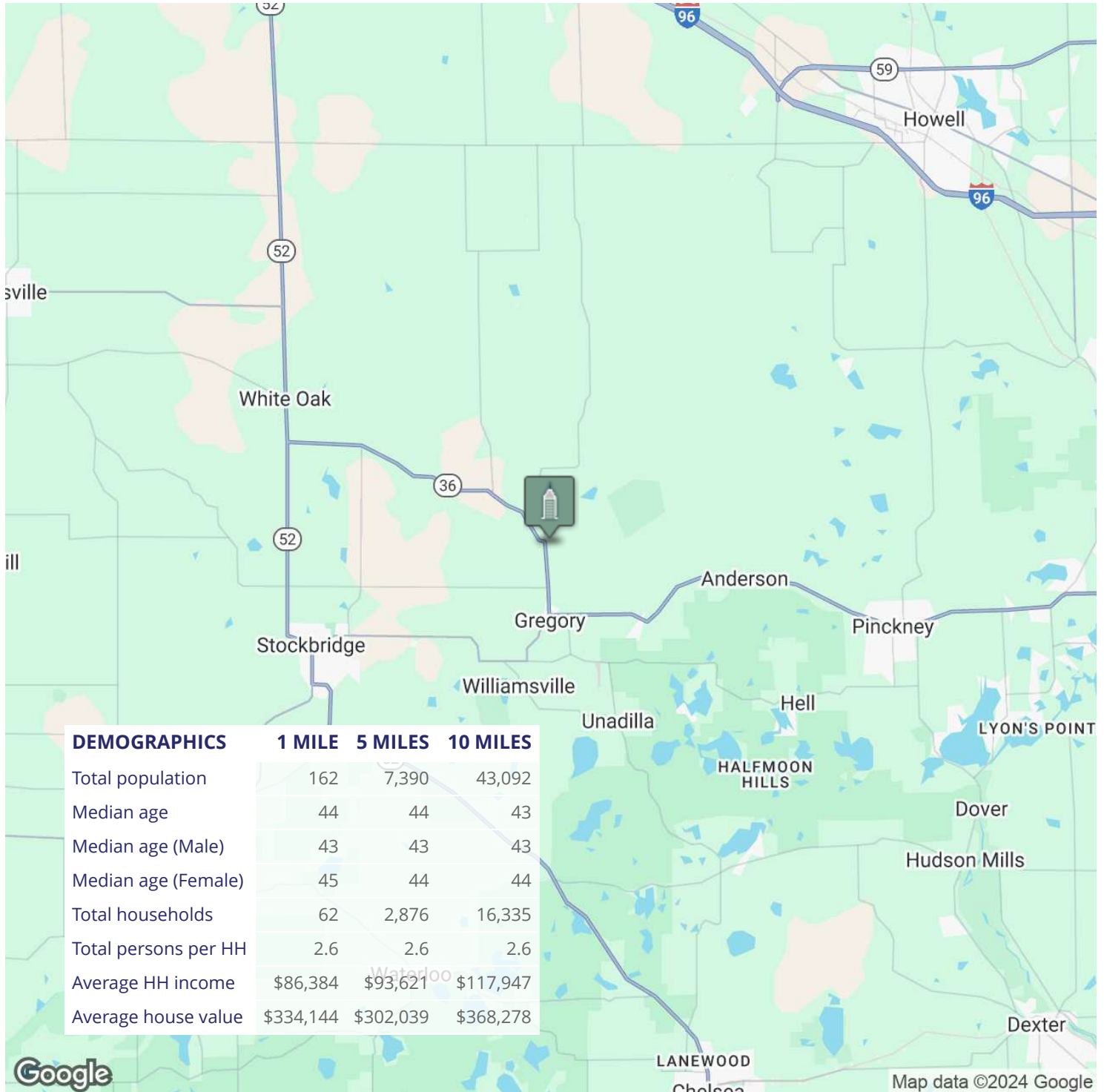
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